

Fill in this information to identify the case:

Debtor 1 Epifanio Diaz, Jr.

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: Northern District of Ohio

Case number 16-32831-jpg

Official Form 410S1**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association, as
Name of creditor: Trustee of the Igloo Series III Trust

Court claim no. (if known): 7-1

Last 4 digits of any number you use to
identify the debtor's account: 0 2 0 3

Date of payment change:
Must be at least 21 days after date 10/01/2019
of this notice

New total payment: \$ 685.90
Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 233.57

New escrow payment: \$ 227.71

Part 2: Mortgage Payment Adjustment**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.
(Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1

Epifanio Diaz, Jr.

First Name

Middle Name

Last Name

Case number (if known) **16-32831-jpg****Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

x/s/ Michelle R. Ghidotti-Gonsalves

Signature

Date **09/09/2019**

Print:

Michelle R. Ghidotti-Gonsalves

First Name

Middle Name

Last Name

Title

Authorized Agent

Company

Ghidotti | Berger LLP

Address

1920 Old Tustin Avenue

Number

Street

Santa Ana

City

CA

State

92705

ZIP Code

Contact phone

(949) 424-2010

Email

mghidotti@ghidottiberger.com



314 S. Franklin Street, 2nd Floor
P.O. Box 517
Titusville, PA 16354
1-800-327-7861
<https://myloanweb.com/BSI>

Annual Escrow Account Disclosure Statement

ACCOUNT NUMBER: [REDACTED]

004

DATE: 08/29/19

EPIFANIO DIAZ
150 SUMMIT ST
FOSTORIA, OH 44830

116

PROPERTY ADDRESS
150 SUMMIT ST
FOSTORIA, OH 44830



PLEASE REVIEW THIS STATEMENT CLOSELY - YOUR MORTGAGE PAYMENT MAY BE AFFECTED. THIS STATEMENT TELLS YOU OF ANY CHANGES IN YOUR MORTGAGE PAYMENT, ANY SURPLUS REFUNDS, OR ANY SHORTAGE YOU MUST PAY. IT ALSO SHOWS YOU THE ANTICIPATED ESCROW ACTIVITY FOR YOUR ESCROW CYCLE BEGINNING 10/01/2019 THROUGH 09/30/2020.

----- ANTICIPATED PAYMENTS FROM ESCROW 10/01/2019 TO 09/30/2020 -----

HOMEOWNERS INS	\$1,705.34
COUNTY TAX	\$1,027.23
TOTAL PAYMENTS FROM ESCROW	\$2,732.57
MONTHLY PAYMENT TO ESCROW	\$227.71

----- ANTICIPATED ESCROW ACTIVITY 10/01/2019 TO 09/30/2020 -----

ANTICIPATED PAYMENTS				ESCROW BALANCE COMPARISON	
MONTH	TO ESCROW	FROM ESCROW	DESCRIPTION	ANTICIPATED	REQUIRED
			STARTING BALANCE -->	\$2,096.09	\$2,037.92
OCT	\$227.71			\$2,323.80	\$2,265.63
NOV	\$227.71	\$1,705.34	HOMEOWNERS INS	\$846.17	\$788.00
DEC	\$227.71	\$560.29	COUNTY TAX	L1 -> \$513.59	L2 -> \$455.42
JAN	\$227.71			\$741.30	\$683.13
FEB	\$227.71			\$969.01	\$910.84
MAR	\$227.71			\$1,196.72	\$1,138.55
APR	\$227.71			\$1,424.43	\$1,366.26
MAY	\$227.71			\$1,652.14	\$1,593.97
JUN	\$227.71	\$466.94	COUNTY TAX	\$1,412.91	\$1,354.74
JUL	\$227.71			\$1,640.62	\$1,582.45
AUG	\$227.71			\$1,868.33	\$1,810.16
SEP	\$227.71			\$2,096.04	\$2,037.87

----- DETERMINING THE SUFFICIENCY OF YOUR ESCROW BALANCE -----

IF THE ANTICIPATED LOW POINT BALANCE (L1) IS GREATER THAN THE REQUIRED BALANCE (L2), THEN YOU HAVE AN ESCROW SURPLUS. **YOUR ESCROW SURPLUS IS \$58.17.**

CALCULATION OF YOUR NEW PAYMENT

PRIN & INTEREST	\$458.19
ESCROW PAYMENT	\$227.71
NEW PAYMENT EFFECTIVE 10/01/2019	\$685.90

YOUR ESCROW CUSHION FOR THIS CYCLE IS \$455.42.

***** Continued on reverse side *****



IF YOUR SURPLUS IS \$50 OR GREATER, BSI FINANCIAL SERVICES WILL SEND YOU A REFUND CHECK, PROVIDED YOUR LOAN IS CURRENT.

IF YOUR SURPLUS IS LESS THAN \$50, THE FUNDS WILL REMAIN IN YOUR ESCROW ACCOUNT.

***** Continued from front *****

ACCOUNT HISTORY

THIS HISTORY STATEMENT COMPARES YOUR PRIOR ANALYSIS CYCLE PROJECTED ESCROW ACTIVITY TO THE ACTUAL ESCROW ACTIVITY BEGINNING 10/01/2018 AND ENDING 09/30/2019. IF YOUR LOAN WAS PAID-OFF, ASSUMED OR TRANSFERRED DURING THIS PRIOR CYCLE, OR THE COMPUTATION YEAR IS BEGING CHANGED, ACTUAL ACTIVITY STOPS AT THAT POINT. THIS STATEMENT IS INFORMATION ONLY AND REQUIRES NO ACTION ON YOUR PART.

YOUR PAYMENT BREAKDOWN AS OF 10/01/2018 IS:

PRIN & INTEREST	\$458.19
ESCROW PAYMENT	\$233.57
BORROWER PAYMENT	\$691.76

PAYMENTS TO ESCROW			PAYMENTS FROM ESCROW		DESCRIPTION	ESCROW BALANCE	
MONTH	PRIOR PROJECTED	ACTUAL	PRIOR PROJECTED	ACTUAL		PRIOR PROJECTED	ACTUAL
					STARTING BALANCE	\$0.00	\$2,056.66-
OCT	\$0.00	\$652.62 *				T->	\$0.00
NOV	\$0.00	\$419.05 *		\$1,705.34 *	HOMEOWNERS INS	\$0.00	\$1,404.04-
JAN	\$0.00	\$419.05 *		\$560.29 *	COUNTY TAX	\$0.00	\$2,690.33-
FEB	\$0.00	\$89.30 *				\$0.00	\$2,831.57-
MAR	\$0.00	\$233.57 *				\$0.00	A-> \$2,920.87-
APR	\$0.00	\$233.57 *				\$0.00	\$2,687.30-
MAY	\$0.00	\$233.57 *				\$0.00	\$2,453.73-
JUN	\$0.00	\$233.57 *		\$466.94 *	COUNTY TAX	\$0.00	\$2,220.16-
JUL	\$0.00	\$233.57 *				\$0.00	\$2,453.53-
AUG	\$0.00	\$233.57 *				\$0.00	\$2,219.96-
	\$0.00	\$2,802.84	\$0.00	\$2,732.57			\$1,986.39-

UNDER FEDERAL LAW, WHEN YOUR ACTUAL ESCROW BALANCE REACHED THE LOWEST POINT, THAT BALANCE WAS TARGETED NOT TO EXCEED 1/6TH OF THE ANNUAL PROJECTED DISBURSEMENTS. YOUR LOAN DOCUMENTS OR STATE LAW MAY SPECIFY THAT YOUR LOWEST BALANCE MUST BE A LOWER AMOUNT THAN THE FEDERAL LAW ALLOWS.

UNDER YOUR MORTGAGE CONTRACT OR STATE OR FEDERAL LAW, YOUR TARGETED LOW POINT BALANCE (T) WAS \$0.00. YOUR ACTUAL LOW POINT ESCROW BALANCE (A) WAS \$2,920.87-.

BY COMPARING THE ANTICIPATED ESCROW TRANSACTIONS WITH THE ACTUAL TRANSACTIONS YOU CAN DETERMINE WHERE A DIFFERENCE MAY HAVE OCCURRED. AN ASTERISK (*) INDICATES A DIFFERENCE IN EITHER THE AMOUNT OR DATE OF THE PROJECTED ACTIVITY THAT HAS NOT YET OCCURRED DUE TO THE DATE OF THIS STATEMENT.

IF THERE ARE NO PRIOR PAYMENTS TO OR FROM ESCROW SHOWN, THERE WAS NO PRIOR PROJECTION TO WHICH THE ACTUAL ACTIVITY COULD BE COMPARED.

Determining your Shortage or Surplus

Shortage:

- Any shortage in your escrow account is usually caused by one the following items:
- An increase, if any, in what was paid for insurance and/or taxes from your escrow account.
 - A projected increase in taxes for the upcoming year.
 - The number of months elapsed from the time of these disbursements to the new payment effective date.

Shortages are divided evenly of the next twelve months. To reduce the increase in your monthly payment, the shortage can be paid either partially or in full.

Surplus:

- A surplus in your escrow account is usually caused by one the following items:
- The insurance/taxes paid during the past year were lower than projected.
 - A refund was received from the taxing authority or insurance carrier.
 - Additional funds were applied to your escrow account.

If your surplus is \$50.00 or greater and your loan was contractually current at the time when the analysis was run or calculated, a check will be sent to you. If your surplus is less than \$50.00, the funds will be retained in your escrow account.

Michelle R. Ghidotti-Gonsalves, Esq.
GHIDOTTI | BERGER LLP
1920 Old Tustin Ave.
Santa Ana, CA 92705
Ph: (949) 427-2010
Fax: (949) 427-2732
mghidotti@ghidottiberger.com

Authorized Agent for Creditor
U.S. Bank Trust National Association, as Trustee of the Igloo Series III Trust

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF OHIO – TOLEDO DIVISION

In Re:)	CASE NO.: 16-32831-jpg
)	
EPIFANIO DIAZ, JR.)	CHAPTER 13
)	
Debtors.)	CERTIFICATE OF SERVICE
)	
)	
)	
)	
)	
)	
)	
)	

CERTIFICATE OF SERVICE

I am employed in the County of Orange, State of California. I am over the age of eighteen and not a party to the within action. My business address is: 1920 Old Tustin Ave., Santa Ana, CA 92705.

I am readily familiar with the business's practice for collection and processing of correspondence for mailing with the United States Postal Service; such correspondence would be deposited with the United States Postal Service the same day of deposit in the ordinary course of business.

On September 9, 2019 I served the following documents described as:

1 • **NOTICE OF MORTGAGE PAYMENT CHANGE**

2 on the interested parties in this action by placing a true and correct copy thereof in a sealed
3 envelope addressed as follows:

4 (Via United States Mail)

5 6 7 8 9 10	Debtor Epifanio Diaz, Jr. 150 Summit St Fostoria, OH 44830 Debtor's Counsel William L. Swope 610 Tiffin Avenue Findlay, OH 45840-3336	Trustee Elizabeth A. Vaughan Office of the Chapter 13 Trustee 316 N. Michigan Street #501 Toledo, OH 43604
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11 xx (By First Class Mail) At my business address, I placed such envelope for deposit with
12 the United States Postal Service by placing them for collection and mailing on that date
13 following ordinary business practices.

14 _____ Via Electronic Mail pursuant to the requirements of the Local Bankruptcy Rules of the
15 Eastern District of California

16 xx (Federal) I declare under penalty of perjury under the laws of the United States of
17 America that the foregoing is true and correct.

18 Executed on September 9, 2019 at Santa Ana, California

19 /s / Evan W. Tragarz
Evan W. Tragarz